

**CITY OF LONG BEACH  
PLANNING COMMISSION AGENDA  
333 W. Ocean Boulevard – (562) 570-6321  
(562) 570-6068 FAX  
October 7, 2004  
CITY COUNCIL CHAMBER**

**PUBLIC HEARING**

1:30 PM

**CALL TO ORDER**

**ROLL CALL**

Gentile, Greenberg, Jenkins, Rouse, Sramek, Stuhlbarg,  
Winn

**PLEDGE OF ALLEGIANCE**

**MINUTES**

July 15 and September 2, 2004

**SWEARING OF WITNESSES**

**Do you solemnly swear or affirm that the evidence you shall  
give in this Planning Commission Meeting shall be the truth,  
the whole truth, and nothing but the truth.**

**GUIDE FOR PERSONS INTENDING TO SPEAK**

This guide has been prepared as an aid so that you will be able to express your opinions briefly and clearly before the Commission and thus increase the effectiveness of your presentation. **Remarks are generally limited to 3 minutes.**

1. State your **Name** and **Address**.
2. **Organization** you represent if any.
3. State whether **For or Against** the proposal.
4. Your **Statement** should include all pertinent facts within your knowledge; avoid gossip, emotion and repetition. It is important to discuss only those matters relating to the hearing and to tie your discussion of the facts directly to the decision you wish the Commission to reach. A clear, concise and non-repetitive argument is impressive.

**Written Testimony**

In order to have written material included in the Planning Commissioner's mailed Agenda Packet, twelve (12) copies of the material must be delivered to the Department of Planning and Building, Planning Bureau, no later than ten (10) calendar days before the date of the Planning Commission Hearing. Written material that is presented to the Planning Commission after this date and up to 1:00 p.m. the day of the Planning Commission Hearing, will be included in the Commissioners Agenda folder, but may not be reviewed by individual Commissioners due to the amount of material that the Commissioners have to review for the Agenda. Material presented to the Commission at the Hearing will be part of the record but also may not be reviewed by individual Commissioners.

## **REGULAR AGENDA**

**1. Case No. 0404-13**  
**EIR 36-02**

(Joe Recker,  
Project Planner)

**Boeing Realty Company**  
**3855 Lakewood Boulevard (Council District 5)**

Certification of EIR (State Clearinghouse No. 2001051048), request for approval of a Development Agreement, Vesting Tentative Map, Rezoning, General Plan Amendments, and adoption of Design Guidelines to subdivide the former McDonnell-Douglas Aircraft Manufacturing Plant in order to allow mixed-use development of the site.

**RECOMMENDATION:**

Planning Commission certify Environmental Impact Report 36-02 and adopt a Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program; recommend the City Council adopt an ordinance to authorize the execution of the Douglas Park Development Agreement by the City Manager on behalf of the City; recommend the City Council adopt a resolution to establish a fee for the annual review of a Development Agreement; recommend the City Council adopt the proposed amendments to the Douglas Aircraft Planned Development (PD-19) Ordinance; recommend the City Council adopt the rezoning of the site from Douglas Aircraft Planned Development (PD-19) and CCA (Community Automobile-Oriented District) to Douglas Park Planned Development (PD-32); recommend the City Council adopt the Douglas Park Planned Development (PD-32) Ordinance; adopt the PD-32 Design Guidelines; approve Vesting Tentative Tract Map No. 61252, subject to conditions; recommend the City Council adopt a resolution to amend the Land Use, Transportation and Noise Elements of the General Plan and the Bicycle Master Plan; and recommend the City Council adopt the proposed amendments to Section 21.37.020, 21.29.090 and the Noise District Map of Section 8.80.160 of the Municipal Code.

## **MATTERS FROM THE AUDIENCE**

## **MATTERS FROM THE DEPARTMENT OF PLANNING AND BUILDING**

- a. Updates:
  - 1) City Council Actions
  - 2) General Plan Update
- b. Preview of October 21, 2004 agenda


1850 Outer Traffic Circle	Auto dealership
3501 Ransom Street	19-unit condo conversion
3516 Ransom Street	19-unit condo conversion
3425 E. 15 <sup>th</sup> Street	19-unit condo conversion
1 World Trade Center	Parcel map
4825 E. Pacific Coast Hwy.	Brooks College Modification
6251 E. Pacific Coast Hwy.	Reopen bar/restaurant at Live Bait site
6666 Orizaba Avenue	Condo conversion
3410 Long Beach Boulevard	7-11 store
1950 Lemon Avenue	Monopole cellular facility
133 The Promenade	Mixed use project
5704 Wardlow	Appeal of fence variance
1219 Pacific Avenue	Church expansion
- c. Other

## **MATTERS FROM THE PLANNING COMMISSION**

## **ADJOURN**

*The City of Long Beach intends to provide reasonable accommodations in accordance with the Americans with Disabilities Act of 1990. If a special accommodation is desired, please call 48 hours prior to the event/program/service at 570-6351.*